

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for March 30, 2005 PLANNING COMMISSION MEETING

P.A.S.: Special Permit No.05011

PROPOSAL: Community Unit Plan for 38 dwelling units.

LOCATION: East side of S. 84th St. south of Old Cheney Rd.

WAIVER REQUEST:

1. Preliminary plat
2. Rear yard setback on Lots 1-10, Block 1.
3. Radial lot line on Lots 20 & 21, Block 2 and Lots 1 & 2, Block 3.
4. Sidewalk on both sides of S. 85th Ct.

LAND AREA: 12.85 acres, more or less

CONCLUSION:

RECOMMENDATION:	Conditional Approval
Waivers:	
1. Preliminary plat	Approval
2. Rear yard setback on Lots 1-10, Block 1.	Approval
3. Radial lot line on Lots 20 & 21, Block 2 and Lots 1 & 2, Block 3.	Approval
4. Sidewalk on both sides of S. 85 th Ct.	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 16, Irregular Tract, located in the NW 1/4 of Section 14, Township 9 North, Range 7 East, Lancaster County, NE

EXISTING ZONING: AGR Agricultural Residential

EXISTING LAND USE: Single family house

SURROUNDING LAND USE AND ZONING:

North: AGR Agricultural Residential	Church
South: R-3 Residential	Undeveloped, Boulder Ridge subdivision
East: R-3 Residential	Undeveloped, Vintage Heights subdivision
West: AGR Agricultural Residential	Single family houses and golf course.

ASSOCIATED APPLICATIONS: Change of Zone #05018

HISTORY:

October 25, 2004	Special Permit #1762B, Vintage Heights Community Unit Plan was adopted by City Council.
September 13, 2004	Special Permit #04011, Boulder Ridge Community Unit Plan, was adopted by City Council.
September 13, 2004	Change of Zone #04017, AGR to R-3, was adopted by City Council.
January 20, 2004	Annexation #03005 was approved by City Council.

COMPREHENSIVE PLAN SPECIFICATIONS:

Maximize the community's present infrastructure investment by planning for residential and commercial development in areas with available capacity. This can be accomplished in many ways including encouraging appropriate new development on unused land in older neighborhoods and encouraging a greater amount of commercial space per acre and more dwelling units per acre in new neighborhoods." (F-17)

Affordable housing should be distributed throughout the region to be near job opportunities and to provide housing choices within every neighborhood. (F-18)

Encourage different housing types and choices, including affordable housing, throughout each neighborhood for an increasingly diverse population. (F-18)

The Land Use Plan identifies this area as urban residential. (F-25)

Guiding principles for new neighborhoods includes:

1. Similar housing types face each other: single family faces single family, change to different use at rear of lot;
2. Parks and open space within walking distance to all residences;
3. Pedestrian orientation; shorter block lengths, sidewalks on both sides of all roads (F-67)

Walking is an essential part of our daily activities, whether it be trips to work, shop, or play. Often pedestrian facilities are overlooked or merely added onto street improvement projects. However, to preserve and enhance the quality of life for Lincoln, consistent maintenance of the existing pedestrian system and additional facilities are needed. (F-89)

The sidewalk system should be complete and without gaps. (F-89)

Pedestrians should be able to walk in a direct path to destinations like transit stops, schools, parks, and commercial and mixed-use activity centers. (F-90)

- UTILITIES:** All utilities are available to serve this development.
- TRAFFIC ANALYSIS:** S. 84th St. is classified as a principal arterial.
- PUBLIC SERVICE:** Station 12 is the nearest fire station, located at S. 84th St. and Van Dorn St.
The nearest elementary school is Maxey, located at 5200 S. 75th St., however Maxey is at capacity. Future students will need to attend other schools.

ANALYSIS:

1. This is a request for a community unit plan for 38 dwelling units with waivers to the preliminary plat, rear yard setback on Lots 1-10, block 1; sidewalk on both sides of S. 85th Ct. and radial lot line on Lots 20 & 21, Block 2 and Lots 1 & 2, Block 3.
2. The proposed residential development is in conformance with the 2025 Comprehensive Plan and is in character with the surrounding uses.
3. The applicant is requesting a waiver to the rear yard setback from 24' to 10' on Lots 1-10, Block 1. The reduction is to allow stairs from a deck to encroach into the setback. There is a 20' green space buffer on an outlot between the rear of Lots 1-10 and the lots to the east. With the 20' buffer and limiting the waiver only for stairs from a deck, the waiver is acceptable.
4. The applicant is requesting waivers to radial lot lines on four lots and sidewalks on both sides of S. 85th Ct. The waiver to the radial lot line will allow for a better lot layout. The site plan shows residential lots only on the east side of S. 85th Ct. with an outlot on the west side. Both waivers are acceptable.
4. This area was annexed in January 2004.
5. There should be pedestrian access from Remi Dr. to S. 84th St. North of this development is a church and the proposed Vintage Heights Retail Center. A pedestrian access to S. 84th St. will encourage walking to the commercial center.

CONDITIONS:

Site Specific:

1. This approval permits a community unit plan for 38 dwelling units with waivers to the rear yard setback from 24' to 10' for the sole purpose of allowing stairs from a deck; radial lot lines on Lots 20 & 21, Block 2 and Lots 1 & 2, Block 3; and sidewalks on

both sides of S. 85th Ct.

The waiver of the preliminary plat process shall only be effective for a period of ten (10) years from the date of the city's approval, and shall be of no force or effect thereafter. If any final plat on all or a portion of the approved community unit plan is submitted five (5) years or more after the approval of the community unit plan, the city may require that a new community unit plan be submitted, pursuant to all the provisions of section 26.31.015. A new community unit plan may be required if the subdivision ordinance, the design standards, or the required improvements have been amended by the city; and as a result, the community unit plan as originally approved does not comply with the amended rules and regulations.

Before the approval of a final plat, the public streets, private roadway improvements, sidewalks, sanitary sewer system, water system, drainage facilities, land preparation and grading, sediment and erosions control measures, storm water detention/retention facilities, drainageway improvements, street lights, landscaping screens, street trees, temporary turnaround and barricades, and street name signs, must be completed or provisions (bond, escrow or security agreement) to guarantee completion must be approved by the City Law Department. The improvements must be completed in conformance with adopted design standards and within the time period specified in the Land Subdivision Ordinance.

Permittee agrees:

to complete the street paving of public streets shown on the final plat within two (2) years following the approval of the final plat.

To complete the paving of private roadway shown on the final plat within two (2) years following the approval of this final plat.

to complete the installation of sidewalks along both sides of Remi Dr., Remi Ct., S. 86th Ct.. and S. 87th St. and along the east side of S. 85th Ct. and the east side of S. 84th St. as shown on the final plat within four (4) years following the approval of the final plat.

to complete the public water distribution system to serve this plat within two (2) years following the approval of the final plat.

to complete the public wastewater collection system to serve this plat within two (2) years following the approval of the final plat.

to complete the enclosed public drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of the final plat.

to complete land preparation including storm water detention/retention facilities and open drainageway improvements to serve this plat prior to the installation of utilities and improvements but not more than two (2) years following the approval of the final plat

to complete the installation of public street lights along Remi Dr., Remi Ct., S. 86th Ct. and S. 87th St. within this plat within two (2) years following the approval of the final plat.

to complete the installation of private street lights along S. 85th Ct. within this plat within two (2) years following the approval of the final plat.

to complete the planting of the street trees along Remi Dr., Remi Ct., S. 84th St., S. 85th Ct., S. 86th Ct.. and S. 87th St. within this plat within four (4) years following the approval of the final plat.

to complete the planting of the landscape screen within this plat within two (2) years following the approval of the final plat.

to complete the installation of the street name signs within two (2) years following the approval of the final plat.

to complete any other public or private improvement or facility required by Chapter 26.23 (Development Standards) of the Land Subdivision Ordinance in a timely manner which inadvertently may have been omitted from the above list of required improvements.

to submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.

to complete the public and private improvements shown on the Community Unit Plan.

to retain ownership of or the right of entry to the outlots in order to maintain the outlots and private improvements on a permanent and continuous basis and to maintain the plants in the medians and islands on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating, in writing, a permanent and continuous

association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the private improvements have been satisfactorily installed and the documents creating the association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

to continuously and regularly maintain the street trees along the private roadways and landscape screens.

to submit to the lot buyers and home builders a copy of the soil analysis.

to pay all design, engineering, labor, material, inspection, and other improvement costs except those cost the City Council specifically subsidizes as follow:

to comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

to perpetually maintain the sidewalks in the pedestrian way easements on Outlot "B" at their own cost and expense.

to properly and continuously maintain and supervise the private facilities which have common use or benefit, and to recognize that there may be additional maintenance issues or costs associated with providing for the proper functioning of storm water detention/retention facilities as they were designed and constructed within the development, and that these are the responsibility of the land owner.

General:

2. Before receiving building permits:

2.1 The permittee shall complete the following instructions and submit the documents and plans to the Planning Department office for review and approval.

2.1.1 A revised site plan including 5 copies showing the following revisions:

2.1.1.1 Delete "mini-park" from Outlot "B".

2.1.1.2 Show utility easements as requested by the LES memo of March 4, 2005.

2.1.1.3 Relocate the sanitary sewer from Outlot "B" to S. 85th Ct.

- 2.1.1.4 Make corrections per Public Works memo of March 11, 2005.
- 2.1.1.5 Remove the City Council approval block.
- 2.1.1.6 Delete items 2,3 & 6 in Note 19 and add the waiver to allow sidewalk on one side of S. 85th Ct.
- 2.1.1.7 Add the attached single-family symbol to the legend.
- 2.1.1.8 Dedicate 10' of additional right-of-way along S. 84th St.
- 2.1.1.9 Identify S. 85th Ct. as a private roadway.
- 2.1.1.10 Sign the surveyor's certificate.
- 2.1.1.11 Show a sidewalk from Remi Dr. through Outlot B to the playground and to the sidewalk on S. 85th Ct. The sidewalk must be within a 5' pedestrian easement.
- 2.1.1.12 Remove Ron Tonniges as owner and identify the current owner on the site plan.
- 2.1.1.13 The line depicting the existing contours shall be dashed to distinguish them from other lines and shall be continuous through the plat.
- 2.1.1.14 Show both existing and proposed contour lines in the legend.
- 2.1.2 A permanent final plan with 5 copies as approved.
- 2.2 Ornamental street lights for private roadways and pedestrian way easements are approved by L.E.S.
- 2.3 The construction plans comply with the approved plans.
- 2.4 Final plats are approved by the City.
- 2.5 The required easements as shown on the site plan are recorded with the Register of Deeds.

STANDARD CONDITIONS:

3. The following conditions are applicable to all requests:
 - 3.1 Before occupying this Community Unit Plan all development and construction is to comply with the approved plans.
 - 3.2 All privately-owned improvements, including landscaping and recreational facilities, are to be permanently maintained by the owner or an appropriately established homeowners association approved by the City.
 - 3.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 3.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 3.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Prepared by

Tom Cajka
Planner

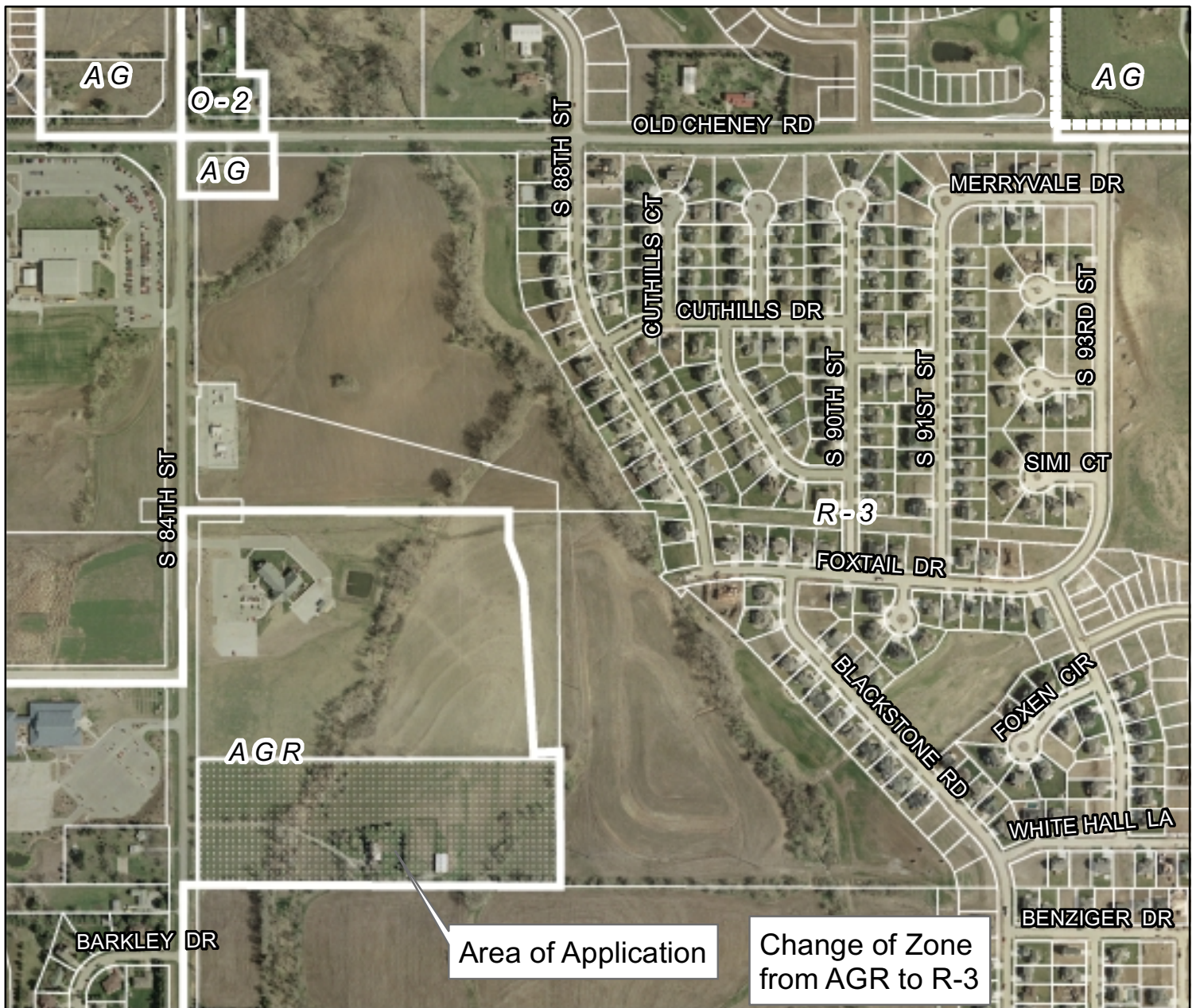
DATE: March 16, 2005

APPLICANT: Ron Tonniges
4620 Pioneer greens Ct.
Lincoln, NE 68526
(402) 432-1207

OWNER: Stephen and Patricia Behrendt
6230 S. 84th St.
Lincoln, NE 68516

CONTACT: Paula Dicero
Associated Engineering
1232 High St. Suite 3
Lincoln, NE 68502
(402) 441-5790

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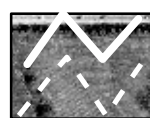
2002 aerial

Special Permit #05011 **Change of Zone #05018** **S. 84th & Old Cheney Rd.**

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 14 T9N R7E



Zoning Jurisdiction Lines

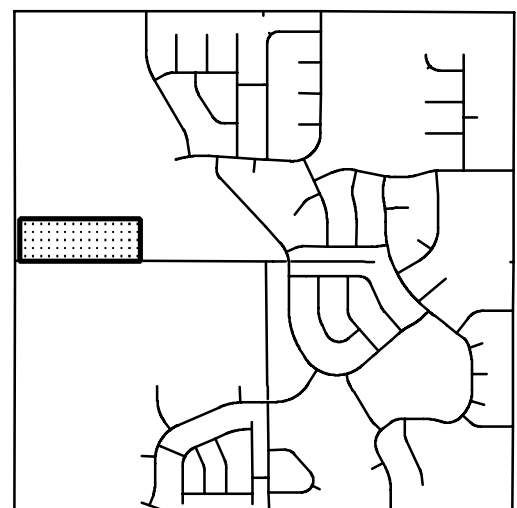
City Limit Jurisdiction

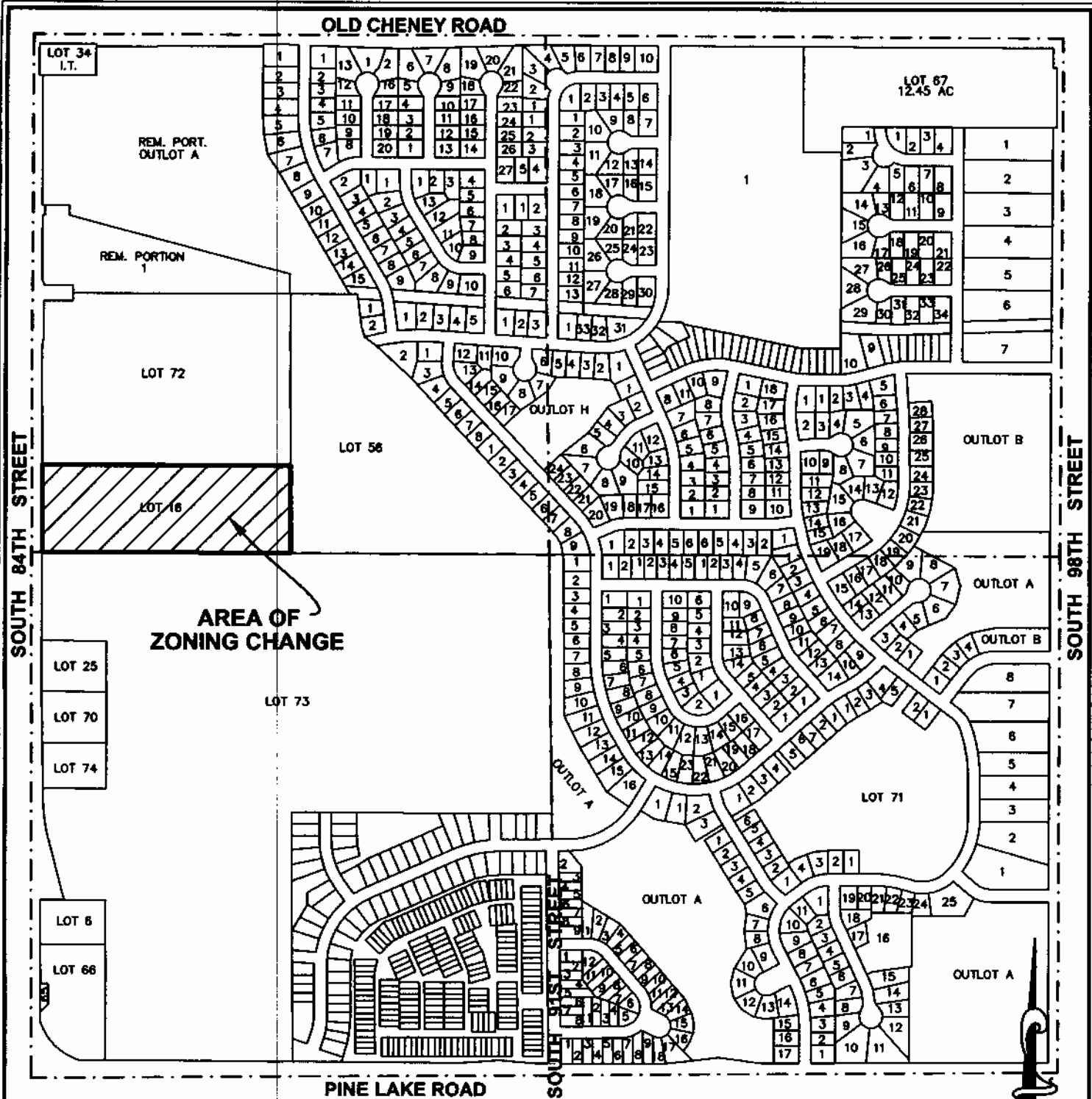
Old Cheney Rd.

S. 84th St.

S. 98th St.

Pine Lake Rd.





LEGAL DESCRIPTION

LOT 16, IRREGULAR TRACT, LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE PRINCIPAL MERIDIAN, LINCOLN, LANCASTER COUNTY, NEBRASKA AND MORE FULLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER ON AN ASSUMED BEARING OF S89°49'10"E, 50.00 FEET TO THE POINT OF BEGINNING; THENCE N00°10'28"W, 439.78 FEET; THENCE S89°50'25"E, 1271.19 FEET; THENCE S00°28'35"E, 440.27 FEET; THENCE N89°49'10"W, 1273.52 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 12.85 ACRES, MORE OR LESS.

SCALE: N.T.S.

SHEET NO.

1 of 1

NO. DATE REVISION

PRBA NO: 1145

DATE: 03-18-2008

DESIGN BY: PBD

DRAWN BY: PBD

CHECKED BY: PBD

VINTAGE HILLS ADDITION

ZONING EXHIBIT

CHANGE OF ZONE FROM AGR TO R-3

LINCOLN, NEBRASKA



ASSOCIATED ENGINEERING, PC
1232 High Street, Suite 3
Lincoln, NE 68502
Phone: 402.441.5790
Fax: 402.441.5791



CITY OF LINCOLN
PLANNING & ZONING DEPARTMENT



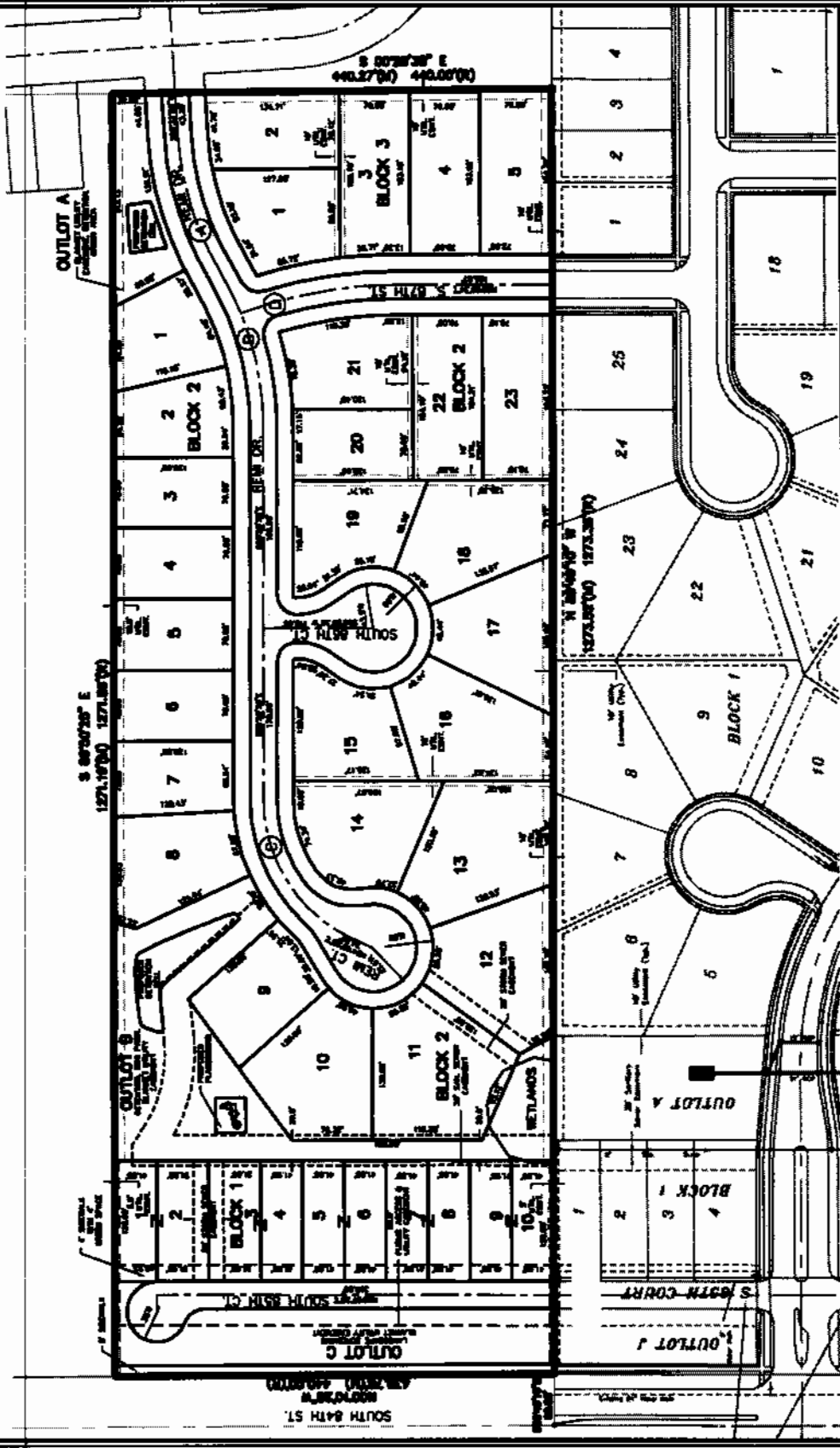
SITE PLAN
VINTAGE HILLS ADDITION
C.U.P. SPECIAL PERMIT #
LINCOLN, NEBRASKA

NO.	DATE	BY	FOR
1	10/1/00	W. J. HARRIS	PRELIMINARY
2	10/1/00	W. J. HARRIS	FINAL
3	10/1/00	W. J. HARRIS	FINAL
4	10/1/00	W. J. HARRIS	FINAL

NO.	DATE	BY	FOR
1	10/1/00	W. J. HARRIS	PRELIMINARY
2	10/1/00	W. J. HARRIS	FINAL
3	10/1/00	W. J. HARRIS	FINAL
4	10/1/00	W. J. HARRIS	FINAL

2 OF 4

VINTAGE HILLS ADDITION
C.U.P. SPECIAL PERMIT #



Memorandum

To:	Tom Cajka, Planning Department
From:	Chad Blahak, Public Works and Utilities Dennis Bartels Public Works and Utilities
Subject:	Vintage Hills Addition SP #05011
Date:	March 11, 2005
cc:	Randy Hoskins

Engineering Services has reviewed the submitted plans for the Vintage Hills Addition Use Permit, located approximately one half mile south of Old Cheney Road east of South 84th Street, and has the following comments:

- **Sanitary Sewer** - The following comments need to be addressed.
 - (1.1) The sanitary sewer serving Lots 1-10 Block 1 should be located adjacent to 85th Street instead of along the back of the lots across open ground. This will better accommodate required maintenance activities.
- **Water Main** - The water system is satisfactory.
- **Grading/Drainage** - The following comments need to be addressed.
 - (3.1) Routing calculations need to be provided for the proposed detention cells. The volume calculations provided are sufficient for an estimate of required storage. However, design standards and the Drainage Criteria Manual require that routing calculations be provided.
 - (3.2) Emergency overflows need to be shown on the plans for the proposed detention cells as per design standards and the drainage criteria manual.
 - (3.3) A 2% minimum slope needs to be maintained on the floor of the proposed detention cells as per design standards and the drainage criteria manual.
 - (3.4) There is a significant amount of offsite flow drain from the Boulder Ridge development to the south of this plat. The proposed grading for this plat shows blocking the natural drainage path for this flow and the storm sewer pipe shown to capture this flow is drastically undersized for the amount of flow that is being discharged. The grading and site plan needs to be revised to the satisfaction of Public Works to account for this drainage way or the storm sewer needs to be sized to convey the 100 year flow. Also, the drainage study must show calculations and a design that accounts for the 100 year flow path along all areas of the concentrated flow.
 - (3.5) The existing flows from offsite that drain to the east drainage area of this plat

March 11, 2005

were calculated significantly higher with the Boulder Ridge plat. It appears that the acreage is greater than what is shown for this plat. This issue will need to be addressed to the satisfaction of Public Works.

(3.6) The east detention cell will not function as shown on the plans. There is a significant amount of drainage that does not reach the cell. The storm sewer system is designed for the 5 year storm and there is no overland flow route to direct the flow from storms greater than the 5 year event to the cell. The grading and site plan needs to be revised to the satisfaction of Public Works to account for this drainage or the storm sewer needs to be sized to convey the 100 year flow.

(3.7) The receiving storm sewer system for the east detention cell is designed for the 5 year storm according to design standards. The east detention cell will need to be sized to account for the restricted receiving system. The cell will need to be expanded to accommodate the 10 year and 100 year storm events. The grading plan and detention calculations need to be revised to the satisfaction of Public Works.

- **Streets/Paving** - The following comments need to be addressed.

(4.1) The public access easement in South 85th Court on the Boulder Ridge plat stops 5' short of the property line. This easement will need to be extended to the property line in order to provide access to this plat. This developer will have to provide information showing that the easement will be extended by the Boulder Ridge development.

(4.2) A maintenance agreement will need to be created between this plat and the Boulder Ridge plat for maintenance of South 85th Court.

General - The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant location, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Tom Cajka	DATE: March 7, 2005
DEPARTMENT: Planning	FROM: Chris Schroeder
ATTENTION:	DEPARTMENT: Health
CARBONS TO: EH File EH Administration	SUBJECT: Vintage Hills Addition SP #05011 CZ #05018

The Lincoln-Lancaster County Health Department has reviewed the proposed development with the following noted:

- Prior to demolition or renovation of any existing commercial or residential structure an asbestos survey must be conducted and ten or more working days prior to demolition/renovation a notification of demolition must be provided to the LLCHD. These are federal Environmental Protection Agency (EPA) requirements related to asbestos removal/demolition activities. The EPA does allow for one residential building exemption with four or fewer dwelling units per owner/operator. Documentation related to this matter should be submitted to Harry LeDuc with the LLCHD at 3140 N Street, Lincoln, NE 68510. Mr. LeDuc can be contacted at 441-8034.
- All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.
- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.
- The proposed development is located within the Firethorn and Pipe Lake Wellhead Protection Area. Best management practices (BMP) should be utilized to decrease the risk of groundwater contamination. For example, being conscientious regarding the use of lawn chemicals/ fertilizers and ensuring the proper the storage of chemicals and/or fuels.



Memo

To: Tom Cajka, Planning Department

From: Mark Canney, Parks & Recreation

Date: February 28, 2005

Re: Vintage Hills Addition SP 05011 CZ05018

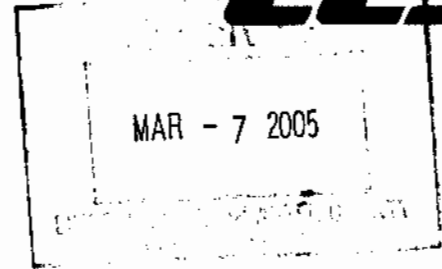
Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and the following comments:

1. Please remove the mini-park from the development. Mendoza Park serves the recreational needs of this neighborhood.
2. All outlot areas to be maintained by the developer and/or future homeowners association.
3. The Parks Department is requesting impact fees in lieu of park land as part of the platting process.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.

INTER-DEPARTMENT COMMUNICATION

DATE: March 4, 2005
TO: Tom Cajka, City Planning
FROM: Sharon Theobald
Ext 7640
SUBJECT: DEDICATED EASEMENTS
DN# 62S-86E



CUP/SP# sp 05011
CZ# 05018

Attached is the C.U.P/Special Permit for Vintage Hills Addition.

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map.

Sharon Theobald

ST/ss
Attachment
c: Terry Wiebke
Easement File

AEPC/AE&S

Associated Engineering, P.C. • Associated Engineering & Surveying

March 15, 2005

Tom Cajka
Lincoln-Lancaster County Planning Department
555 South 10th Street – Suite 213
Lincoln, NE 68508

RE: **CUP Special Permit for Vintage Hills Addition**
Located east of South 84th St., south of Old Cheney Rd.
AE-PC Job # 1145

Dear Mr. Cajka;

On behalf of Ron Tonniges, we are requesting one additional waiver to be added to the application for CUP Special Permit for Vintage Hills Addition.

1. **A waiver to Subdivision Regulations Development Standards 26.23.095 for the requirement of concrete sidewalks to be constructed on both sides of the street along South 85th Court.**

South 85th Court is a private roadway with ten living units on the East Side and a landscaped area on the west. Approximately fifty feet west of South 85th Court, on the other side of the landscaped area, is another sidewalk, which runs parallel and adjacent to South 84th Street. There is a connection from the South 85th Court sidewalk to the sidewalk along South 84th Street at the cul-de-sac. Because of the units being on just one side of the private roadway and the closeness of two sidewalks running parallel along South 84th Street & 85th Court, two sidewalks along South 85th Court are unnecessary.

We look forward to working with you as we proceed through the development review process. Should you have any questions, please contact me at 441-5790.

Sincerely,

Paula Dicero
Planning Project Manager



AEPC/AE&S

Associated Engineering, P.C. • Associated Engineering & Surveying

February 22, 2005

Tom Cajka
Lincoln-Lancaster County Planning Department
555 South 10th Street – Suite 213
Lincoln, NE 68508

RE: **CUP Special Permit for Vintage Hills Addition**
Located east of South 84th St., south of Old Cheney Rd.
AE-PC Job # 1145

Dear Mr. Cajka;

On behalf of Ron Tonniges, we are submitting an application for Vintage Hills Addition Community Unit Plan, Special Permit, with waiver of the Preliminary Plat. With this application, we request a change of zone from AGR to R-3.

This property is located on the east side of South 84th Street, south of Old Cheney Road. It is surrounded by the proposed Boulder Ridge Addition to the south, Vintage Heights Addition to the east, New Covenant Baptist Church to the north, and Faith Bible Church to the west. Total area of this development is 12.85 acres. It contains 28 single-family lots, 10 attached single-family lots, and 3 outlots. The outlots are designated for green space, blanket utilities and on-site detention. A small playground / park is located in Outlot B.

This submittal reflects the build-out of South 84th Street, along with the proposed Boulder Ridge and Vintage Heights developments. A 5-foot wide public sidewalk runs parallel to the East Side of South 84th Street. Vehicular access to South 84th Street will be through the proposed Boulder Ridge to the South.

South 84th Court is a 27-foot wide private roadway continuing north from the proposed Boulder Ridge. A four-foot sidewalk will be parallel to the East Side of South 85th Court and will connect to South 84th Street at the north and the proposed Boulder Ridge at the south.

Owner/ Developer:

Ron Tonniges
4620 Pioneer Greens Court
Lincoln, NE 68526
(402) 432-1207

Authorized Agent:

Associated Engineering, PC
Tom Medhi, Paula Dicero
1232 High Street - Suite 3
Lincoln, NE 68502
(402) 441-5790

Associated Engineering, PC
157 Main Street
Elkhorn, NE 68022-3348
Ph: (402) 289-5040 • Fax (402) 933-8200
email: tmedhi@ae-pc.com

Associated Engineering, PC
1232 High Street, Suite 3
Lincoln, NE 68502
Ph: (402) 441-5790 • Fax (402) 441-5791
Email: pdicero@ae-pc.com

With this submittal, we respectfully request the following waivers:

1. Pursuant to section 26.15.030(d) of the LMC, waiver to the preliminary plat process with the special permit for a community unit plan to take its place.
2. Waiver to grant the planning director authority to approve an administrative final plat that conforms to the special permit for the community unit plan.
3. Waiver to grant the planning director authority to approve administrative final plats even though there are public streets or private roadways.
4. Waiver to rear yard setback on lots 1 through 10, block 1 from 24 feet to 10 feet.
(The townhouse units in these lots will need a 30-foot setback from the roadway in order to accommodate a sidewalk, green area, and driveway. The green area behind the townhouses is extended by the use of outlot B, which has a minimum width of 20 feet. Rear yards from the lots to the east of the townhouse lots maintain a 24-foot setback, giving a minimum green space between the building envelopes of 54 feet.)
5. Pursuant to title 26.23.140(c) Waiver to "Radial Lot Line" between Lots 20 & 21, Block 2 and Lots 1 & 2, Block 3 in order to accommodate a better positioning of the house on these lots.
6. Waiver to design standards for a four-foot sidewalk abutting Lots 1 through 10, Block 1 to be 4 feet off back of curb in order to line up with proposed sidewalk location in Boulder Ridge.

The following owners hold interest and / or property adjacent to Vintage Hills Addition:

New Covenant Baptist Church
6000 South 84th Street
Lincoln, NE 68516

Glen E. & Inez M. Herbert
8540 Chaparral Court
Lincoln, NE 68520

Pine Lake Development
3801 Union Drive
Lincoln, NE 68516

Faith Bible Church
6201 South 84th Street
Lincoln, NE 68516

We look forward to working with you as we proceed through the development review process. Should you have any questions, please contact me at 441-5790.

Sincerely,



Paula Dicero
Planning Project Manager